



7600 PENN BELT DRIVE

FORESTVILLE, MARYLAND 20747

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Includes 800 SF of office and 800 SF of second story mezzanine storage
- 3 At-Grade Drive-Ins (12' H x 10' W)
- 2 gas fired heaters
- 1 restroom and 1 utility sink
- Close to I-495 and Route 301
- Joint Base Andrews, Alexandria, VA and Washington, D.C. in close proximity



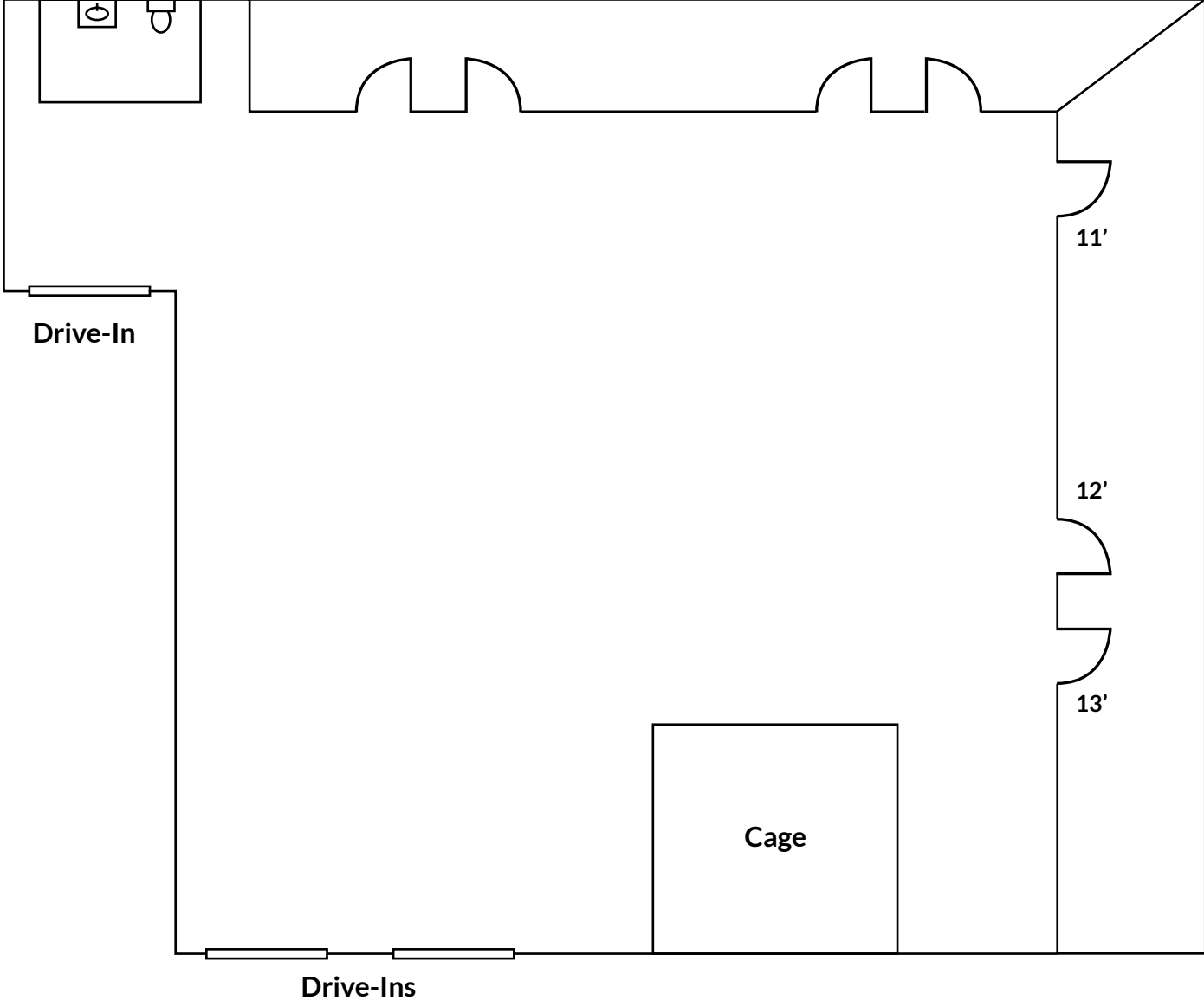
AVAILABLE:	5,000 SF ±
LOT SIZE:	0.63 AC ±
LOADING:	THREE (3) AT-GRADE DRIVE-INS (12' H x 10' W)
ZONING:	I-1
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



FLOOR PLAN



ADDITIONAL PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

301 9.2 MILES
13 MIN. DRIVE

95 20.9 MILES
21 MIN. DRIVE

495 1 MILES
2 MIN. DRIVE

REAGAN NATIONAL
14.5 MILES
22 MIN. DRIVE

AMERICA'S AIRFIELD
4.2 MILES
11 MIN. DRIVE

BALTIMORE, MD 39.2 MILES
54 MIN.

WASHINGTON, DC 13.8 MILES
27 MIN.

PHILADELPHIA, PA 141 MILES
2 HRS. 33 MIN.

RICHMOND, VA 115 MILES
1 HRS. 52 MIN.



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